

# \$399,000 - 1253 8a Avenue S, Lethbridge

MLS® #A2259289

**\$399,000**

4 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.12 Acres

London Road, Lethbridge, Alberta

Great property offering a lot of options! With a non-conforming suite this home could be added to your income portfolio, live-up and rent down or extra living space for family members. The basement has been recently renovated and is ready for which ever direction you choose. Close to the Hospital, schools, down town and main thorough fares this home is in a great location. Call your Realtor® today to come take a look.

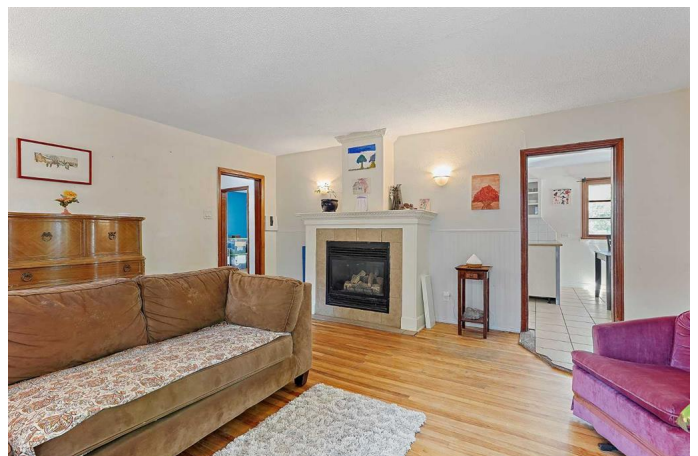
Built in 1946

## Essential Information

MLS® #	A2259289
Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	0.12
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	1253 8a Avenue S
Subdivision	London Road



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1S4

### Amenities

Parking	On Street, None
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### Interior

Interior Features	Breakfast Bar, Storage
Appliances	Dishwasher, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	September 24th, 2025
Days on Market	2
Zoning	R-L(L)

### Listing Details

Listing Office	Onyx Realty Ltd.
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